

ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

Date of Publication of Addendum: May 12, 2005

Date of Certification of Final Environmental Impact Report: September 18, 2003

Lead Agency: Planning Department, City and County of San Francisco
1660 Mission Street, San Francisco, CA 94103

DOCUMENTS DEPT.

Agency Contact Person: Paul Maltzer

Telephone: (415) 558-5977

MAY 20 2005

Lead Agency: San Francisco Redevelopment Agency
770 Golden Gate Avenue, San Francisco 94102

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Agency Contact Person: Lisa Zayas-Chien

Telephone: (415) 749-2504

Project Title: FILE NO. 2002.0805E – Mid Market Redevelopment Plan

Project Sponsor/Contact: San Francisco Redevelopment Agency Telephone: (415) 749-2400

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generally located from Fifth to Tenth Street, along the Market and Mission Streets Corridor
comprising 15 Assessor's Blocks, in portion or entirety, as follows:
342, 350, and 355 (North of Market Street) 3507, 3508, 3509, 3510,
3702, 3703, 3704, 3725, 3727, and 3728 (south of Market Street)
San Francisco

(FEIR) for the subject project, file number 2002.0805E, was jointly prepared by the Planning Department and the Planning Commissions of the City and County of San Francisco. The FEIR is a program environmental impact report (Program EIR), prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines, that discusses the environmental impacts of the Mid Market Redevelopment Plan (Redevelopment Plan) and its implementation, in relation to the San Francisco Planning Code ("Planning Code") that would be adopted for the proposed Mid-Market Redevelopment Project Area (Project Area) for the proposed Mid-Market Redevelopment Project Area (Project Area) for specific development sites. Recently, two additional parcels at the east corners of Tenth Street and Mission Street have been proposed for development. In addition, the proposed SUD has also been refined. Hence, this Addendum updates the FEIR in light of such Project modifications.

The FEIR established that development projects under the Redevelopment Plan would undergo further review under project authorization processes as stated in the *Planning Code* and the proposed SUD. In the course of such review, the Planning Department or the Redevelopment Agency would need to determine whether a specific project's impacts and mitigation measures are fully encompassed in the Program EIR analysis and, if so determined, that no further CEQA review would be necessary. In other cases, the Planning Department or the Redevelopment Agency may find that potential site-specific or project-specific impacts, such as shadow effects or localized transportation effects, would require further CEQA review. A Negative Declaration, EIR Addendum or Supplemental EIR, as appropriate, would then be prepared to address specific effects or mitigation measures. Those subsequent CEQA documents would incorporate and use analyses and findings in the FEIR (for example, cumulative analysis of transportation conditions, or standard mitigation measures).

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Project Title: FILE NO. 2002.0805E – Mid Market Redevelopment Plan

Project Sponsor/Contact: San Francisco Redevelopment Agency **Telephone:** (415) 749-2400

Project Address: Generally located from Fifth to Tenth Street, along the Market and Mission Streets Corridor

Assessor's Block and Lot: Encompassing 15 Assessor's Blocks, in portion or entirety, as follows:
341, 342, 350, and 355 (North of Market Street) 3507, 3508, 3509, 3510,
3701, 3702, 3703, 3704, 3725, 3727, and 3728 (south of Market Street)

City and County: San Francisco

Remarks:

Background

A final environmental impact report (FEIR) for the subject project, file number 2002.0805E, was jointly certified by the Redevelopment Agency and the Planning Commissions of the City and County of San Francisco on September 18, 2003. The FEIR is a program environmental impact report (Program EIR), as defined by California Environmental Quality Act (CEQA) Guidelines, that discusses the environmental impacts of the proposed Mid-Market Redevelopment Plan (Redevelopment Plan) and its implementation, including the proposed amendments to the *San Francisco Planning Code* ("Planning Code") that would establish the Mid-Market Special Use District (SUD) (collectively the "Project"). The EIR analyzed overall changes in land use proposed for the proposed Mid-Market Redevelopment Project Area (Project Area), but did not assume detailed plans for specific development sites. Recently, two additional parcels located at the southeast and southwest corners of Tenth Street and Mission Street have been proposed for addition to the Project Area. In addition, the proposed SUD has also been refined. Hence, this Addendum updates the FEIR in light of such Project modifications.

The FEIR established that development projects under the Redevelopment Plan would undergo further review under project authorization processes as stated in the *Planning Code* and the proposed SUD. In the course of such review, the Planning Department or the Redevelopment Agency would need to determine whether a specific project's impacts and mitigation measures are fully encompassed in the Program EIR analysis and, if so determined, that no further CEQA review would be necessary. In other cases, the Planning Department or the Redevelopment Agency may find that potential site-specific or project-specific impacts, such as shadow effects or localized transportation effects, would require further CEQA review. A Negative Declaration, EIR Addendum or Supplemental EIR, as appropriate, would then be prepared to address specific effects or mitigation measures. Those subsequent CEQA documents would incorporate and use analyses and findings in the FEIR (for example, cumulative analysis of transportation conditions, or standard mitigation measures).

The FEIR analyzed the creation of approximately 5,125,000 square feet of new development on potential Development Opportunity Sites. Development Opportunity Sites primarily included vacant sites, parking lots, and sites that would be developed after existing buildings were demolished. Development Opportunity Sites also included sites where new construction would primarily occur, accompanied by the retention and re-use of structures, or portions of structures, deemed to be of historic or architectural merit. This new development encompassed approximately 2,800,000 new square feet of housing, 925,000 new square feet of office space, 548,000 new square feet of shared, short-term public parking, 54,000 new square feet of institutional space, 200,000 new square feet of retail space, 325,000 new square feet of hotel uses, and 192,500 new square feet of new theater and art space. The approximate 2,800,000 total square feet of new housing (both affordable and market-rate) would result in about 3,200 dwelling units. These dwelling units would include about 865 studios, 1,040 one-bedroom units, 1,000 two-bedroom units, and 300 three-bedroom units.

The re-use of Rehabilitation Opportunity Sites totaled approximately 845,000 square feet of rehabilitated building space, including approximately 90,000 square feet of housing, 292,000 square feet of office space, 52,000 square feet of institutional space, 194,000 square feet of retail, 60,000 square feet of hotel, and 159,000 square feet of rehabilitated theater and art space. Rehabilitation Opportunity Sites included buildings that are considered to have architectural merit or are otherwise suitable for rehabilitation and re-use without major new construction on the site.

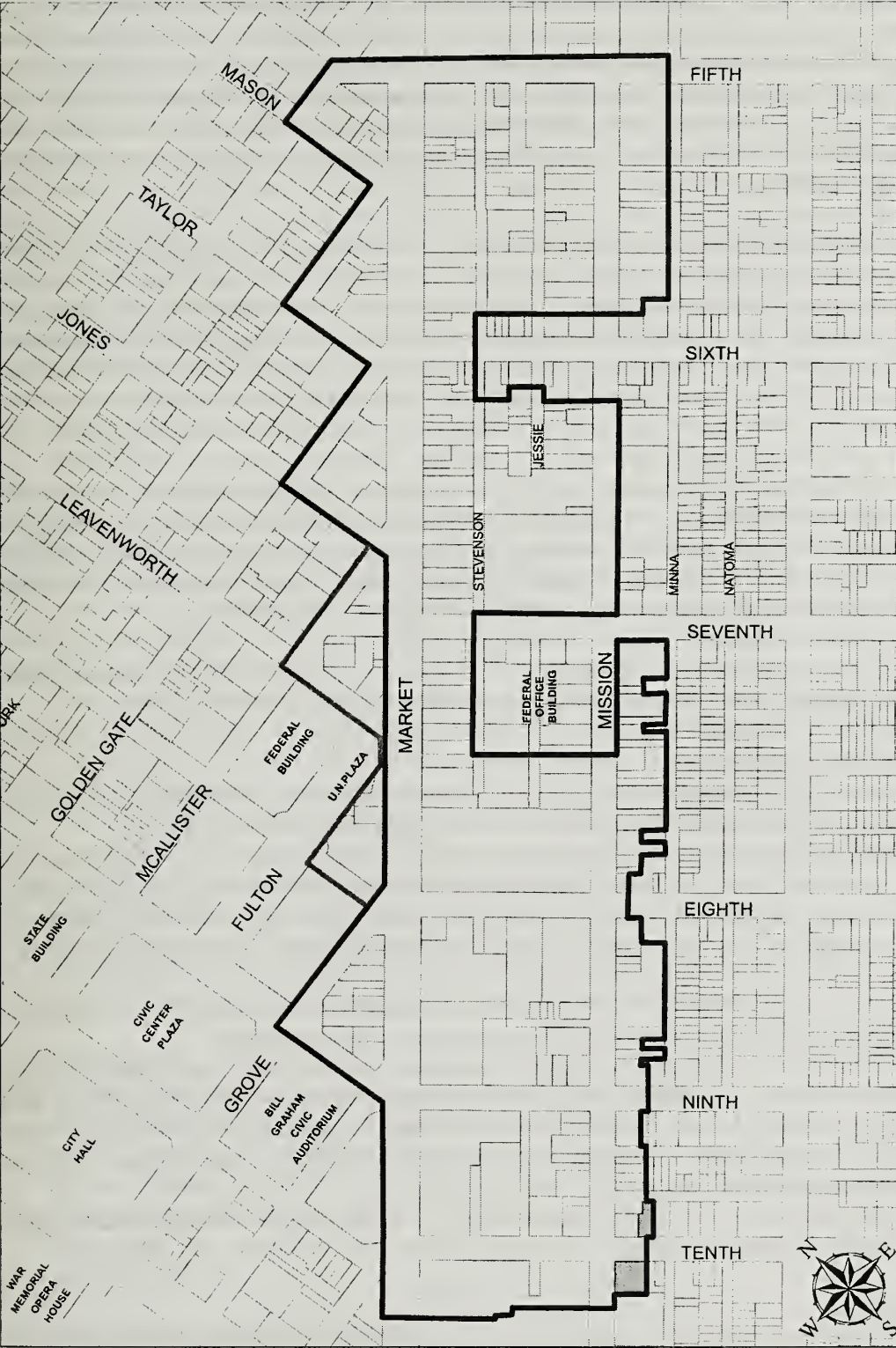
The total scenario included approximately 5,970,000 square feet of new and rehabilitated space: about 2,890,000 square feet of housing, 1,200,000 square feet of office space, 548,000 square feet of shared, short-term public parking, 106,000 square feet of institutional space, 394,000 square feet of retail space, 385,000 square feet of hotel use, and 351,500 square feet of theater and art space.

Proposed Revisions to Project

Subsequent to the certification of the FEIR, the San Francisco Redevelopment Agency has modified the proposed Project Area boundaries to include two additional parcels, and refined and finalized the proposed SUD (the revised Project).

1. Project Area Boundary Change. Modification of the Project Area boundary includes the addition of two parcels located at southeasterly and southwesterly corners of the Tenth Street and Mission Street intersection, as shown on Figure 1. The purpose of the boundary change is to allow for additional residential development to complement proposed housing developments at two existing Development Opportunity Sites previously analyzed in the FEIR and that are being proposed as large scale, affordable and mixed-use and mixed-income housing developments. These two projects were included in the FEIR's programmatic analysis as Development Opportunity Sites 5, 6 and 7.

The parcel on the southwesterly corner of the intersection of Tenth and Mission Streets (Parcel No. 1) is 11,424 square feet in area and currently has a vacant building and parking lot. The building was previously used as a tire store. This site is in a Heavy Commercial (C-M) Zoning District with an allowable height of 130 feet, and allowable base floor area ratio (FAR) of 9:1. The parcel on the southeasterly corner of the intersection of Tenth and Mission Streets (Parcel No. 2) is 5,641 square feet in area and includes part of a 3-story commercial/industrial building that straddles another lot within the proposed Project Area. This site is in a Service Light Industrial (SLR) Zoning District, with an allowable height of 120 feet, and an FAR of 2.5:1. The inclusion of these two parcels within the Project Area and the SUD would rezone these two parcels to be compatible with Downtown General Commercial (C-3-G) Zoning District encompassing most of the proposed Project Area. This rezoning also would allow these two sites to take advantage of the residential development incentives of the SUD that are discussed in the



SOURCE: San Francisco Redevelopment Agency, 2005.

NOTE: The two shaded parcels are proposed to be included in the Project Area boundary.

Mid-Market Redevelopment Plan
PROPOSED MID-MARKET REDEVELOPMENT PROJECT AREA
 Figure 1

next section, but also newly subjects them to the City's existing Transfer of Development Rights (TDR) Program established to preserve historic buildings and the newly proposed Mid-Market Arts Fund. Essentially, the developer would be unable to develop beyond a 6:1 FAR without either purchasing development rights from a historic building or purchasing "arts credits" for each square foot of additional development desired. Potential development on Parcel No. 1 could result in a maximum development of about 130,000 square feet. Development of Parcel No. 2, in combination with two adjacent parcels to the north that are already part of the Project Area, could result in about an additional 142,000 square feet. Thus, the inclusion of Parcels No. 1 and No. 2 into the Project Area and SUD could result in a maximum development of about 272,000 square feet.

2. Refinement and Finalization of the Mid-Market SUD. As discussed in the FEIR, the proposed Mid-Market SUD would be the primary tool to implement the Mid-Market Redevelopment Plan goals and policies that 1) promote the development of a mix of uses in the Mid-Market area, including new housing of a variety of types and affordable to a range of income levels; 2) support the retention and development of arts, cultural and entertainment uses in the area; 3) encourage the preservation and adaptive reuse of historic resources; and 4) establish standards that encourage active uses and enhance the overall design quality of new development along Market Street and other major streets in the area.

As such, the proposed Mid-Market SUD would establish new controls for permitted uses, development density, form and bulk, street-facing uses, residential exposure, open space and parking, the design and accessibility of public open spaces, signage, and incentive programs for arts, cultural and entertainment uses within the Mid-Market SUD boundaries. Underlying zoning districts would remain in effect except as amended by Mid-Market-specific development controls in the Mid-Market SUD.

The Mid-Market SUD proposes the following changes to the existing *Planning Code*. As outlined in the FEIR, the SUD would generally retain the existing height and bulk controls in the Project Area.

General Housing Encouragement

- Encourage desired high density housing by retiring limits on dwelling unit density by lot area. Instead, dwelling unit density would be limited by existing height and bulk limits.
- Exempt existing (outdated) requirements for "rear yards" and dwelling unit exposure and increase the lot coverage maximum from 75% to 80% at residential levels in the Downtown (C-3-G) District.
- Retain existing open space requirements but allow for more flexibility in achieving sun access requirements by exempting projects in the C-3-G District from existing sun access requirements to inner courts.
- For new construction, allow up to 40% of required open space to be provided off-site through in-kind development (including street improvements that provide usable open space).
- Create an incentive for additional housing by exempting "inclusionary" (affordable) units as required by Section 315 of the Planning Code (the City's Inclusionary Housing Policy) from FAR calculations, thereby creating a greater overall on-site development capacity for additional housing, which automatically creates more affordable units (required affordable "inclusionary" units are typically 12% of total units on a given site).
- Allow one additional FAR for smaller sites zoned C-3-G and in the 160-foot height zone to encourage more housing of a better design.

Inclusionary Housing

- Require 12% on-site or 17% off-site inclusionary units under Section 315 for all projects of 10 units or more, regardless of whether a conditional use (CU) or planned unit development approval (PUD) is required. (Currently, when a project does not need a special CU authorization, it is only required to provide for 10% inclusionary units).

- Require inclusionary units to remain affordable for the life of the residential development. (Currently, residential developments are only required to maintain affordability of inclusionary units for 50 years).
- Eight years after adoption of the Mid-Market Redevelopment Plan, increase the inclusionary requirement to 15% on-site or 20% off-site.
- Require off-site inclusionary housing to be located within the Project Area boundaries.
- Permit inclusionary units to be provided off-site through rehabilitations or conversions, provided they result in net new affordable residential units in the district.
- Permit up to 20 feet of additional height for housing on sites in 120' and 130' height districts, in exchange for an additional 3% inclusionary. These particular sites are otherwise generally unable to take advantage of the incentive for additional housing by exempting inclusionary units as outlined in the General Housing Encouragement section above. On Market and Mission Streets, require an upper story step back of a depth equal to the additional height to mitigate potential shadow and view impacts, subject to Section 309 review. The Section 309 review process is a special permit review process designed to specifically address the more complex issues of development typical in C-3-G districts and to provide for flexibility as necessary.

Residential Parking

- Retire existing minimum parking requirements. Establish a parking maximum of up to .375 cars per unit permitted as-of-right; permit up to 1 car per unit subject to a CU approval.
- Encourage more space-efficient parking, including valet, tandem and mechanical stackers, by retiring existing requirements for independently-accessible parking stalls and minimum parking stall size requirements, and establishing a maximum parking stall size.
- Limit space above-ground devoted to parking to three floors above street grade. Require any above-ground parking to be lined with active uses on all street frontages. Permit limited exceptions subject to Section 309 review.
- Provide an exemption from FAR calculations (creating more on-site development capacity) for reduced residential parking for the first 8 years following adoption of the Mid-Market Plan:
 - + 0.5 FAR (development capacity) bonus for 0.75 cars parked per unit
 - + 1.0 FAR (development capacity) bonus for 0.5 cars parked per unit
 - + 2.0 FAR (development capacity) bonus for 0 cars parked per unit
- As an incentive to provide all parking underground, exempt underground parking from FAR calculations (also a means to create more development capacity on a given site).
- Require that all parking be sold or rented separately from housing.
- Allow accessory parking to be provided off-site as-of-right.
- Require parking for carshare vehicles where residential parking is provided.
- Require Class I bicycle parking in all new residential development.

Building Design

- To establish a strong urban streetwall in the district, require a minimum streetwall height of 65 feet on the north side of Mission Street, the west side of Fifth Street, and on both sides of Sixth, Seventh, Eighth, Ninth, and Tenth Streets.
- Above a height of 120 feet, require that at least 40% of all facades be fenestrated and require operable windows on all frontages.
- Strengthen the criteria for bulk exceptions in the C-3-G to require that 2 out of 5 criteria for exceptions be met.

Historic Preservation/Adaptive Reuse

- Retain the existing "Transferable Development Rights" program for historic properties in C-3 districts and all other existing incentives.

- Increase the existing provision for accessory residential uses from 25% to 33% of a building's gross floor area for historic or unreinforced masonry buildings.
- Allow the Zoning Administrator to waive the 80% lot coverage maximum for projects that involve rehabilitation or change of use in historic or unreinforced masonry buildings.

Space for Arts/Cultural Entertainment Uses

- Retain the existing exemptions from FAR calculations for arts space (Sec. 102.9).
- Establish a "Mid-Market Arts Space Fund" that will create a dedicated source of funds to provide code upgrades, tenant improvements, and other support to existing and new non-profit arts, cultural and entertainment uses. As a complement to the existing "Transferable Development Rights" program for historic properties in C-3 districts, a project sponsor in Mid-Market will be permitted to purchase additional floor area up to the existing maximum FAR allowed by Code. Proceeds will go to the Mid-Market Arts Space Fund. Agency and City staff will work with the PAC and the local arts community to complete a study to determine how the purchase price of arts credits should be set and how the Fund should be administered; staff will then make a recommendation to relevant city commissions and the Board of Supervisors within nine months of adoption of the Mid-Market Redevelopment Plan. The Board of Supervisors will formally establish the purchase price and establish an administrative entity once this study is complete and recommendations have been made.

General

- Expand the scope of the proposed housing and arts incentives by rezoning six Heavy Commercial District (C-M) and one Service, Light Industrial, Residential District (SLR) parcel south of Mission Street to C-3-G.

There are primarily two development incentives included in the updated Mid-Market SUD that specifically provide additional development potential of sites that include a residential component:

- **Housing Incentive #1** would create an incentive for additional housing by exempting "inclusionary" (affordable) units as required by Section 315 of the *Planning Code* (the City's Inclusionary Housing Policy) from FAR calculations, thereby creating a greater overall on-site development capacity for additional housing, which automatically creates more affordable units (required affordable "inclusionary" units are typically 12% of total units on a given site).
- **Housing Incentive #2** would permit up to 20 feet of additional height for housing on sites in 120 feet and 130 feet height districts, in exchange for the project providing an additional 3% inclusionary affordable housing. These particular sites are otherwise generally unable to take advantage of the incentive for additional housing by exempting inclusionary units as outlined in the General Housing Encouragement section above. To mitigate shadow and visual impacts, developments on Market and Mission Streets would require an upper story step back of a depth equal to the additional height to mitigate potential shadow and view impacts, subject to Section 309 review. The Section 309 review process is a special permit review process designed to address specifically the more complex issues of development typical in C-3-G Districts and to provide for flexibility as necessary.

Analysis of Potential Environmental Effects

Plans and Policies

The proposed Redevelopment Plan and SUD as analyzed in the FEIR would foster a mix of new development and rehabilitation activities in the Project Area, emphasizing residential, non-profit

community-serving organizations, arts, cultural, and entertainment, as well as office, retail, and hotel uses in the downtown area of San Francisco.

The FEIR found that the build-out of such uses would continue to generally reflect current land use controls for the area as well as overall growth projections for San Francisco and would be consistent with existing City plans and policies including the *General Plan* and the *Planning Code*. Additionally, adoption of the Redevelopment Plan requires the Planning Department to make Findings of Consistency with the *General Plan* before the Redevelopment Agency and the Board of Supervisors can adopt the Redevelopment Plan. Finally, development projects in the Project Area proposed after the certification of the FEIR would also be implemented through the existing *Planning Code* and the *General Plan*. As such, land use and zoning impacts of projects proposed since the certification of the Mid-Market Plan FEIR would not differ from the impacts identified in the FEIR. The specific significant physical environmental effects found in the FEIR are summarized below (Mid-Market FEIR Chapter III).

- The Redevelopment Plan may result in demolition of some structures potentially eligible for listing as historic resources.
- With the Redevelopment Plan growth, MUNI would exceed capacity through the Mission and other Corridors of the Southeast Screenline. This would be considered a significant adverse effect of the Redevelopment Plan.
- Cumulative development beyond that projected with the Redevelopment Plan would result in peak-hour Level of Service E at the Sixth/Brannan and Fifth/Mission intersections. Even with mitigation measures that could be implemented by the City and County of San Francisco, this cumulative significant effect may not be avoidable. Development under the Redevelopment Plan would contribute to this unavoidable cumulative significant effect.
- In 2020, “All Other Lines” corridor in the Southeast Screenline, MUNI would operate at 108 percent of capacity; growth under the Redevelopment Plan would contribute to this significant cumulative effect.

Neither of the two new parcels include buildings potentially eligible for listing as historic resources. In fact, the building on Parcel No. 2 was included in the FEIR analysis since the majority of the building resides on an adjacent parcel that was previously included within the Project Area boundary. The SUD actively encourages the retention and reuse of historic buildings and maintains existing historic preservation programs and policies such as the Transfer of Development Rights (TDR) program and adherence to the goals and policies of articles 10 and 11 of the *Planning Code*. Neither the inclusion of the two new parcels, nor the refinement and finalization of the SUD create new significant impacts beyond those already reached in the FEIR regarding MUNI, the Sixth/Brannan intersection and the Fifth/Mission intersection. This is further detailed in the transportation section of this addendum. Therefore, neither the addition of the two parcels into the Project Area nor the refinement and completion of the SUD change the conclusions reached in the FEIR regarding existing Plans and Policies.

Land Use and Zoning

The Mid-Market Project Area generally extends from Fifth Street to Tenth Street along the Market Street and Mission Street corridors. The Mid-Market FEIR, Figure 5, depicts the boundaries of the Project Area and the proposed Mid-Market SUD. The Project Area includes a wide variety of land uses and mixed-use buildings. The Mid-Market FEIR found that the Redevelopment Plan would not introduce any new land uses to the Project Area. Overall, the Redevelopment Plan would intensify and concentrate existing uses on several opportunity sites, which would change the density and distribution of land uses in the Project

Area, consistent with the existing *Planning Code*. However, the potential uses would be compatible with the existing, mixed-use character of the area, and none would physically divide an established community (Mid-Market FEIR, page 41).

The proposed Project Area and SUD boundaries would be expanded to include two lots in the southwest corner of the Project Area (see Figure 1 herein). It is anticipated that the two parcels would be developed primarily with residential uses. Residential uses would be compatible with the existing, mixed-use character of the area, and would not divide an established community or adversely change the character of an established neighborhood. Inclusions of the two parcels in the Project Area and the refinement and finalization of the SUD would not represent a substantial change in the overall project description, or cause a substantial increase in intensity of development in the Mid-Market Project Area. Development on the two parcels would be implemented through the existing *Planning Code* and proposed Mid-Market SUD controls.

Furthermore, the revised project is generally within the range of cumulative projections that were included and analyzed in the Mid-Market FEIR. Specifically, the Mid-Market FEIR used land use forecasts to define the future cumulative context for growth beyond that analyzed for implementation of the Mid-Market Redevelopment Plan (Mid-Market FEIR, p. 13). The land use forecasts were estimates of expected future development, including population, and were based on analysis of economic and demographic trends and relationships.

In light of the above, the determination in the Mid-Market FEIR that the Redevelopment Plan would not physically disrupt or divide an established community or have a substantial impact on the existing character of the vicinity would continue to apply to the revised project.

Population, Employment, and Housing

The Mid-Market Plan FEIR evaluated impacts of 5,400 net new jobs, 3,200 new dwelling units (plus 100 rehabilitated or converted units), and an increase in population from about 3,000 people in 2000 to approximately 9,700 people in 2020. The FEIR concluded that the Redevelopment Plan would not induce substantial growth or concentration in employment that would cause a substantial adverse physical change to the environment. The estimated 5,400 net new jobs projected as a result of the Redevelopment Plan represents about four percent of the new jobs anticipated to be added in San Francisco as a whole between 2000 and 2020. The FEIR also found that the increased residential growth in the context of the overall City would not constitute a significant increase. The approximate 3,300 new and rehabilitated housing units represent about a one percent increase in the overall housing stock in the City.

The population, employment and housing impacts associated with the inclusion of two new parcels into the Redevelopment Plan and SUD and the refinement and finalization of the SUD itself would not alter those impacts identified in the Mid-Market Plan FEIR, which accounted for a 40 percent job growth and about 200 percent dwelling unit growth in the Project Area. While the boundary change and the refinement of the SUD may encourage additional jobs and housing units in the Project Area, the actual amount of development potential and its associated production of new housing or jobs generated would not significantly alter the ratios between the City and the Project Area discussed above. Furthermore, the change in housing units and jobs is generally within the range of cumulative projections that were included and analyzed in the Mid-Market FEIR. Specifically, the Mid-Market FEIR used land use forecasts to define the future cumulative context for growth beyond that analyzed for implementation of the Mid-Market Redevelopment Plan (Mid-Market FEIR, p. 13). The land use forecasts were estimates of expected future development, including population, and were based on analysis of economic and demographic trends and relationships.

In the event that businesses and residents are displaced by redevelopment efforts, the Redevelopment Agency is required to comply with the provisions of California Community Redevelopment Law and the State Relocation Assistance Program which includes financial assistance to relocate displaced residents and businesses within the Project Area as well as assistance in finding decent, safe, and sanitary housing. Any low- and moderate-income housing removed due to Redevelopment Plan implementation must be replaced within four years of its removal (Health and Safety Code Section 33413(a)). Neither the boundary change nor the refinement and finalization of the SUD alters the obligations of the Redevelopment Agency to potentially displaced businesses or residents.

Visual Quality and Shadows

The Mid-Market FEIR concluded that while potential development associated with the Mid-Market Redevelopment Plan would change views of now-vacant sites, parking lots, or older, smaller buildings, it would not degrade or obstruct scenic views of Twin Peaks to the west, the Ferry Building or San Francisco Bay to the east, or scenic views from public areas including United Nations Plaza or Hallidie Plaza along Market Street (Mid-Market FEIR, page 71).

The Mid-Market FEIR states that new structures in the Project Area would be subject to requirements of the *Planning Code* Sections 146, 147, and 295, including shadow studies to determine potential effects on open space and sidewalks and implementation of policies and controls to limit adverse shadow effects on public areas. Therefore, projects implemented under the Mid-Market Redevelopment Plan would avoid significant adverse shadow effects on open space in the Project Area and vicinity.

The two parcels proposed for inclusion in the Project Area and SUD boundary are located within the 130-L and 120-F Height and Bulk Districts. The two sites would be developed consistent with the existing *San Francisco Planning Code* height and bulk controls. Thus, development is anticipated to be within the existing range of scale and massing in the Project Area and the proposed SUD controls. Additional height up to 20 feet may be permitted on sites in height districts of 120 feet and 130 feet, subject to review according to the provisions of Sections 263 and 309 of the *Planning Code*. However, such additional height would be permitted, provided that the additional building volume on Market and Mission Streets shall avoid penetration of a sun access plane above the maximum permitted height. The plane would be defined by a 45-degree angle sloping away from the street at the property line abutting the street, such that the additional building volume would not cause additional shading of public sidewalks. The revised project would also be subject to requirements of the *Planning Code* Sections 146, 147 and 295.

While the inclusion of the two new parcels and the refinement and finalization of the SUD could change views of now-vacant sites, parking lots, or older, smaller buildings, they would not degrade or obstruct important scenic views. Additionally, given that planning controls would continue to apply to development within the Project Area and SUD, conclusions reached in the Mid-Market FEIR with regard to visual quality and shadows would not change.

Wind

The FEIR found that because the building design and review process as outlined in the *Planning Code* would require specific projects to undergo a wind analysis and address any hazardous wind effects, no significant impact would be expected to occur with implementation of the Mid-Market Redevelopment Plan. Neither the inclusion of the two additional parcels into the Project Area nor the refinement and completion of the SUD would alter this required process and therefore, there would be no additional impacts associated with the revised project.

Cultural Resources

The FEIR concluded that projects implemented under the Redevelopment Plan would be subject to mitigation measures including archaeological archival studies, and appropriate testing, monitoring or recovery requirements that would avoid significant adverse impacts on sub-surface cultural resources. Neither the inclusion of the two additional parcels into the Project Area nor the refinement and completion of the SUD alters this required process, and therefore, there would be no additional adverse wind impacts associated with the revised project.

The FEIR identified specific historic structures on potential Development Opportunity Sites that could be subject to demolition as part of implementing the Redevelopment Plan. Unless further detailed review found that the structures did not meet historic eligibility criteria, demolition of any of those buildings would be considered a significant environmental impact on an historic resource. These Development Opportunity Sites, however, may result in projects that could retain all or parts of those potential historic structures, and avoid that adverse effect. Similarly, the FEIR identified specifically designated historic structures on potential Rehabilitation Opportunity Sites. These structures would be expected to be retained, restored, or rehabilitated as part of future development in the Project Area. If such reuse plans met the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures*, then that specific development would avoid a significant adverse effect on an historic resource.

In both cases outlined above, neither the inclusion of the two additional parcels into the Project Area nor the refinement and finalization of the SUD would alter the current protections afforded to historic structures in the *Planning Code* and the *General Plan*. The boundary change and the refinement of the SUD also would not alter the mitigation measures outlined in the FEIR. Finally, the structures newly included in the Project Area through the boundary change are not historic resources. Therefore, there would be no additional adverse impacts on cultural resources associated with the revised project.

Transportation

The Mid-Market FEIR evaluated transportation impacts on 19 intersections. The FEIR determined that under Existing plus Mid-Market conditions 17 of the 19 intersections would continue to operate at LOS D or better. The intersections of Harrison/Essex and Brannan/Sixth, however, would deteriorate to LOS F and E, respectively. The intersection of Harrison/Essex, serving a freeway on-ramp, already operates at LOS F under existing conditions and would continue to operate at LOS F under Existing plus Mid-Market conditions. At this intersection, development in Mid-Market Project Area would contribute a very small percentage of vehicles to the traffic movements that determine overall intersection LOS and would not be considered significant. The intersection of Brannan/Sixth would deteriorate from LOS D to LOS E and thus, result in a significant impact (Mid-Market FEIR, page 122). Under Future (2020) Cumulative conditions, 15 of the 19 intersections would continue to operate at acceptable LOS D or better. Four intersections, Harrison/Essex, Harrison/Fourth, Brannan/Sixth and Mission/Fifth, would operate at LOS E or F, due primarily to anticipated background growth (Mid-Market FEIR, page 123). Based on the project contributions to the traffic movements that determine overall LOS at these intersections, the Redevelopment Plan would cause a significant and unavoidable impact at the intersections of Fifth/Mission and Sixth/Brannan.

Cumulative (year 2020) transportation analysis was based on the San Francisco County Transportation Authority's (SFCTA) travel demand model. To the cumulative baseline conditions projected by the SFCTA travel demand model, the FEIR analysis added changes in development patterns that would result with the Mid-Market Redevelopment, South of Market Redevelopment, Rincon Hill Rezoning, and Transbay Terminal plans (land use total exceeded the ABAG totals for San Francisco). Thus, the cumulative transportation analysis in the Mid-Market FEIR accounts for background growth, as included

in the SFCTA model, as well as development that could occur with adoption of other plans in the downtown. The boundary change involves two parcels. If these parcels were included in the SUD, residential land uses could incrementally increase. However, this incremental increase would be expected to be within the range of the Mid-Market FEIR cumulative analysis. Accordingly, the revised Project Area and SUD boundaries would not change the conclusions reached in the Mid-Market FEIR with regard to traffic effects.¹

The FEIR determined that the Redevelopment Plan would result in a ridership increase from about 88 percent to 102 percent of capacity on the Mission Corridor of the MUNI Southeast Screenline. Ridership on "All Other Lines" in the Southeast Screenline would increase from about 91 percent of capacity to about 106 percent of capacity. Overall, the Southeast Screenline would be at about 101 percent of capacity. This would be a significant environmental impact of the Redevelopment Plan (Mid-Market FEIR, page 211). Cumulatively by 2020, while overall peak-hour MUNI ridership would be less than projected capacity at screenlines, at the "All Other Lines" corridor in the Southeast Screenline, MUNI would operate at 108 percent of capacity. This would be a significant cumulative effect on transit capacity to which the Redevelopment Plan would considerably contribute. The FEIR also determined that the Redevelopment Plan would result in less-than-significant pedestrian and bicycle impacts (Mid Market FEIR, page 126).

Neither the addition of the two parcels into the Project Area, nor the refinement and completion of the SUD would cause a substantial change in the transit-related conclusions reached in the FEIR, which would continue to be significant adverse effects. The revised project would have less-than-significant pedestrian and bicycle impacts.

Air Quality

The FEIR found that all regional emissions of reactive organic gases and NO_x contribute to cumulative regional increases in ozone levels of the Redevelopment Plan would not be expected to have any significant air quality impacts. The Redevelopment Plan would also not conflict with relevant objectives in the Air Quality Element of the *San Francisco General Plan*. The FEIR also found that project-related traffic would not result in violation of state or federal carbon monoxide standards. Neither the addition of the two parcels into the Project Area, nor the refinement and completion of the SUD represent a substantial enough change in development intensity to change the conclusions reached in the FEIR regarding air quality.

Noise

The FEIR found that noise impacts related to construction activities resulting from implementing the Redevelopment Plan would have a short-term effect at each building location. Construction activities in the Project Area would be conducted in compliance with the *San Francisco Noise Ordinance* (Article 29, *San Francisco Police Code*). Compliance with the *Noise Ordinance* would reduce any impacts to a less-than-significant level (Mid-Market FEIR, page 150). If pile driving were necessary, implementation of a Mitigation Measure identified on page 208 of the FEIR would be required. The revised project would also be subject to the *Noise Ordinance*, and thus, conclusions reached in the FEIR regarding construction-related noise impacts as well as the Mitigation Measure would continue to apply.

The FEIR concluded that noise levels resulting from operation of equipment in the Project Area would result in an increase of ambient noise levels that would be less than significant. The FEIR also concluded that project related traffic associated with implementation of the Redevelopment Plan as well as

¹ CHS Consulting Group, Technical Memorandum, May 12, 2005.

cumulative traffic would not create a significant increase in noise levels in the Project Area (Mid-Market FEIR, page 151). Neither the addition of the two parcels into the Project Area nor the refinement and completion of the SUD represent a substantial enough change in land use and project-related traffic to change the conclusions reached in the FEIR regarding operational noise.

Hazardous Materials

The FEIR concluded that future production or generation of hazardous materials would not be expected to create a public health or environmental hazard if required safety precautions are employed. Therefore, this impact would be considered less than significant. Implementation of the Redevelopment Plan would be expected to increase the potential for accidents or spills of hazardous materials. However, newer types of equipment or newer facilities generally have more and improved safety features, which would likely offset any increases in accident or spill potential due to new development in the Project Area. Thus, this impact would be considered less than significant (Mid-Market FEIR, page 163). The potential development on the two parcels proposed for inclusion in the Project Area and the refined SUD would also be expected to incorporate newer types of equipment or newer facilities that generally have more and improved safety features, thus offsetting any increases in accident or spill potential. Thus, the revised project would result in similar operational impacts as those identified in the FEIR.

The FEIR determined that construction-related impacts could potentially result in significant impacts if proper cleanup and disposal procedures are not followed (Mid-Market FEIR, page 165). Implementation of hazardous materials Mitigation Measures identified on page 208 through 210 of the FEIR would reduce impacts to a less-than-significant level. Construction-related activities associated with the revised project would result in similar impacts as those identified in the FEIR. Hazardous materials Mitigation Measures would continue to apply to the revised project.

Geology, Soils, and Seismicity

The FEIR stated that future alteration, renovation or replacement of existing structures would not change the geological, soil, or seismic environment of the area. Potential damage to structures from geologic hazards on a project site would be mitigated through the Department of Building Inspection requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the *Building Code*. Furthermore, the possibility of increased seismic hazards would be offset by laws and policies which would apply to the Project Area and maintain the degree of risk at an acceptable level (Mid-Market FEIR, page 177). Development resulting from the inclusion of the two additional parcels into the Project Area and the refinement and completion of the SUD would result in the same impacts as those identified in the FEIR because it would be subject to the same laws and policies that would apply to the proposed project.

Public Services

The FEIR concluded that the Redevelopment Plan would result in beneficial impacts on police and emergency services, because it would eliminate blight that is prevalent in the Project Area, thereby lessening illegal activities (Mid-Market FEIR, page 182). The revised project would not change the conclusions reached in the FEIR, because it would continue to be expected to eliminate blight in the Project Area.

New construction in the Project Area would have to conform to the provisions of the *Building and Fire Codes*, thus reducing fire protection impacts to a less-than-significant level. The development resulting from the inclusion of the two additional parcels into the Project Area and the refinement and completion

of the SUD would result in the same impacts as identified in the FEIR because it would be subject to the provisions of the *Building and Fire Codes*.

The FEIR concluded that no new school facilities would be necessary to accommodate students and that the Redevelopment Plan would not be expected to overall adversely affect community centers. These conclusions would continue to apply to the revised project.

Utilities

The FEIR determined that, because the Redevelopment Plan would be within expected growth projections for the City, no significant water supply and wastewater treatment capacity impacts are expected. Furthermore, the Redevelopment Plan would not generate solid waste amounts that Golden Gate Disposal and Recycling Company would be unable to accept (Mid-Market FEIR, page 189). The FEIR states that the Project Area would capture 20 percent of the Citywide growth over the next 20 years. While the revised project has the potential to increase the percentage of the Citywide growth attributed to the Project Area, the increase would be nominal. Thus, the revised project would result in similar utilities impacts as those identified in the FEIR.

Conclusion

Based on the foregoing, it is concluded that the analyses conducted and the conclusions reached in the Mid-Market FEIR, certified on September 18, 2003, remain valid. The proposed revisions to the project would not cause new significant impacts not identified in the FEIR, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

May 13, 2005

PAUL E. MALTZER
Environmental Review Officer

May 13, 2005

Joanne Sakai
JOANNE SAKAI
Deputy Executive Director
Community and Economic Development

cc: Sponsor
[NEIGHBORHOOD PLANNER/TEAM LEAD]
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